

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5499

AN ORDINANCE rezoning approximately 8.19 acres located in the Newcastle Subarea at 6811 166<sup>th</sup> Way SE from R-1 to R-3.5 on application of Camwest Development (Albright Rezone).

WHEREAS, Camwest Development filed an application to rezone approximately 8.19 acres located in Bellevue at 6811 166<sup>th</sup> Way SE from R-1 to R-3.5; and

WHEREAS, on October 30, 2003, a public hearing was held on the rezone application before the Hearing Examiner for the City of Bellevue pursuant to notice as required by law; and

WHEREAS, on November 4, 2003 the Hearing Examiner recommended approval of the rezone application and made and entered findings of fact and conclusions based thereon in support of that recommendation, and no timely appeal thereof has been filed; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner and has determined that the public use and interest will be served by approving the rezone of said property from R-1 to R-3.5; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES  
ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the findings of fact and conclusions based thereon, made and entered by the Hearing Examiner in support of the recommendation to the City Council with regard to the hereinafter described property located in the Newcastle Subarea at 6811 166<sup>th</sup> Way SE, as set forth in "Findings, Conclusions and Recommendations of the Hearing Examiner for the City of Bellevue in the Matter of the Application of Camwest Development (Albright Rezone) for Approval of a Rezone from R-1 to R-3.5 of 8.19 Acres of Land Located in the Newcastle Subarea at 6811 166<sup>th</sup> Way SE, File No. 03-108738-LQ."

Section 2. The following described property is reclassified from R-1 to R-3.5:

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Parcel A:

The South 200 feet of the West 200 feet of that portion of the Southwest quarter of the Northwest Quarter of the Northwest Quarter of Section 25, Township 24 North, Range 5 East, W.M., lying South of Nels Berglund Road, Survey No. 2383, and West of Nels Berglund Road, Survey No. 1543;

Except Roads;

Together with an easement over the West 30 feet of that portion of the Southwest quarter of the Northwest quarter of the Northwest quarter of said Section 25, lying South of Nels Berglund Road.

Except the South 200 feet thereof;

Situate in the City of Bellevue, County of King, State of Washington.

Parcel B:

Parcel C of King County Short Plat No. 574061, Recorded under King County Recording No. 7508110508;

Situate in the City of Bellevue, County of King, State of Washington.

Parcel C:

Parcel D of King County Short Plat No. 574061, Recorded under King County Recording No. 7508110508;

Situate in the City of Bellevue, County of King, State of Washington.

Parcel D:

That portion of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest Quarter  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 25, Township 24 North, Range 5 East, W.M. lying West of the Nels Berglund Road;

Situate in the City of Bellevue, County of King, State of Washington.

Parcel E:

Parcel B of King County Short Plat No. 575061, recorded under King County Recording No. 7508110508, being a portion of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25, Township 24 North, Range 5 East, W.M.;

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Situate in the County of King, State of Washington.

Parcel F:

Lot A of King County Short Plat No. 574061, recorded under King County Recording No. 7508110508; said short plat defined as follows:

That portion of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 25, Township 24 North, Range 5 East, W.M.;

Situate in the County of King, State of Washington, lying Southerly of Cougar Mountain Road and Westerly of Nels Bergland Road;

Except the South 200 feet of the West 200 feet thereof.

Section 3. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

Passed by the City Council this 1st day of December, 2003, and signed in authentication of its passage this 1st day of December, 2003.

(SEAL)

Connie B. Marshall  
Connie B. Marshall, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Lori M. Riordan  
Lori M. Riordan, Assistant City Attorney

Attest:

Myrna L. Basich  
Myrna L. Basich, City Clerk

Published December 5, 2003